

**SHOPPING CENTRE PROPERTY / CLASS A2****Unit 2a Princes Pavement The Grange Shopping Centre, Birkenhead CH41 2XY**

**Rent: £43,000 PA**  
**Ground Floor Area**  
2,165 Sq ft / 201 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The premises are located within The Pyramids Shopping Centre. The centre forms the prime retail pitch within Birkenhead town centre.

The unit fronts Princess Pavement, at the north east edge of the centre, adjacent to Birkenhead Market and in close proximity to the bus station. Neighbouring occupiers include Argos and Savers.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2165	201.2
First Floor	2019	187.6

**Rent:**

The passing rent is £43,000 per annum exclusive.

**Tenure:**

Available by way of an assignment of the existing lease which is due to expire 6th February 2022. Incentives available subject to covenant and status.

**Business Rates:**

The premises currently has a rateable value of £19,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The service charge for the current year is £8,790.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

May 2023

Subject to Contract

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